

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: October 24, 2013

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Steve Petersen, Commissioner  
Karen Plummer, Commissioner  
Chris Geissler, Commissioner  
April Goshe, Commissioner  
Joe Coath, Vice-Chairperson  
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Asst. Dir. Engineering and Building  
Jean Emerick, Recording Secretary

*Call to Order*

Chairperson O'Donnell called the meeting to order at 7:03 p.m.

Roll call noted the following: Steve Petersen, present (arrived at 7:10 p.m.); Karen Plummer, present; Scott Kozak, present; Chris Geissler, present; April Goshe, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

*Chairperson's Remarks*

Chairperson O'Donnell announced the order of proceedings.

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*Old Business*

**ARC 11-11**                      **1475 S. Barrington Road – Final Details**

**Petitioner:**                Jim Hub  
1475 S Barrington Road  
Barrington, IL 60010

**Architect:**                Eckenhoff Sanders  
700 South Clinton  
Chicago, IL 60607

On August 15, 2011, the Village Board approved Resolution #11-4049 which granted a Certificate of Approval to Motor Werks of Barrington at 1475 S Barrington Road after the ARC recommended approval on July 28, 2011. All minor changes receive approval from the ARC as final detail changes. The architect, along with the general contractor, have brought forth minor changes to the north elevation of the building addition. The petitioner has provided the proposed elevations and the newly proposed lower level area plan, both dated October 18, 2012. It should be noted that the petitioner also plans to bring forth final detail changes to the ARC for the east and south elevations for the proposed showroom to be added along Dundee Road, but these were not included for this meeting.

Chairperson O'Donnell said ARC 11-11 will be presented tonight for a final detail.

Ms. Tennant said that the Commission has seen this project before at various stages. They will see the two side dealers tonight and eventually we will see the remainder of the front.

Mr. Bob Plebanski, of Eckenhoff Sanders Architects, said that there are three phases to the project. Phase one will be completed by December 1<sup>st</sup>. The second phase is for the Infinity and Honda showrooms on the south side of the building. Mr. Plebanski presented renderings for phase two.

Chairperson O'Donnell asked the Commission for questions.

Commissioner Kozak asked about the original plan. He said it looks like it has expanded.

Mr. Plebanski said that the Honda Infinity showroom did expand in size to accommodate their needs.

Commissioner Kozak said he likes it better than the original.

Vice Chairperson Coath asked if the different car companies care about how they coordinate with the others.

Mr. Plebanski said that they would prefer to be separate.

Commissioner Goshe asked how large the gap is between the dealerships.

Mr. Plebanski said it is about 10 feet.

Commissioner Petersen arrived at 7:10 pm

Chairperson O'Donnell said that the Commission has no concerns. It will be a great addition.

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**ARC 13-16                      532 S. Grove Avenue – Final Details**

**Petitioner:**                      Jane Clement/Christopher Clement  
532 S. Grove Avenue  
Barrington, Illinois 60010

**Architect:**                      Sarah Petersen  
523 South Cook Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to construct a second story addition, modify the existing enclosed front porch and replace the existing windows. The applicant has submitted revised documents for approval. The Commission reminded the petitioner that they approved the A3 design with the gable end extending all the way through the existing roofline. The A3.1 design with the hipped roofline is not approved, and one of the conditions is that the cap on the porch column should be one inch rather than one-half inch.

Commissioner Petersen recused himself from the meeting at 7:12 pm.

Ms. Sarah Petersen, architect for the petitioner, said on the north elevation they are removing a long window and putting nothing back in its place. There is a window that ended up in a closet that they want to get rid of. She would like to add two fixed windows in the bedroom. The back of the house has changed the most. They would like to move the exit door. They want to move the kitchen sink to the outside wall and put in a couple of patio doors rather than windows. They want to eliminate the vertical mullions to let in as much light as possible.

Chairperson O'Donnell said that the window changes on the north elevation are okay with the Commission.

Commissioner Kozak said he likes the changes.

Vice-Chairperson Coath said as it is drawn, there is no casing.

Ms. Petersen said that in the back, there is no casing.

Chairperson O'Donnell polled the Commission, they are fine with the final details.

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**New Business**

**ARC 13-21:**                    **213 W. Russell Street – Preliminary Review**

**Petitioner:**                Mr. & Mrs. Charles Csaczar  
                                     217 N. Salem Road  
                                     Ridgefield, CT 06877

**Architect:**                Mark Swanson  
                                     536 S. Summit Street  
                                     Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to open the enclosed front porch and construct a large two-story addition. The property is zoned R-6 Single-Family and is in the H-Historic Preservation Overlay District.

Commissioner Petersen rejoined the meeting at 7:26 p.m.

Mr. Mark Swanson, the architect, said that the petitioner lives in Connecticut. His client grew up in the home, which was built in 1895. Mrs. Csaczar has inherited the home and they are looking to remodel it. The project started as a bedroom and dining room addition, but has grown. They would like to restore the front porch back to its original design. They would like to expand the existing dining room, kitchen, and bedrooms upstairs. The existing windows are single-light, double-hung, and they are not sure if they are original.

Chairperson O'Donnell said if they are original windows they cannot be replaced.

Mr. Swanson said that the siding is vinyl or vinyl-coated steel that they plan to replace.

Ms. Tennant said she would like the Commission to consider the size and scale of the addition and how it presents from the front.

Commissioner Goshe asked about the chimney, if there is anywhere else on the house that has the stone-look to it. She thinks that brick may be truer to the original look of the structure. She thinks the addition looks right proportionally from the front.

Commissioner Geissler said he has no problem with it.

Vice-Chairperson Coath said it is a large addition. It could overwhelm the original structure. Ideally, there would be demarcation between the old and new, perhaps a jog in the wall.

Mr. Swanson is in agreement with Vice-Chairperson Coath's suggestion.

Chairperson O'Donnell said that when an addition is done on a house, theoretically they should be able to remove the addition and go back to the old.

Commissioner Petersen asked how the code reads. According to the plan, the east side of the house will be gone. He feels that it is against code. He does not think the standard is met. He

thinks the addition needs to be simplified, to flow from one mass to the other. He does not think they can just take the wall out. He does not like how the addition is broken up into several small additions with hip roofs.

Mr. Swanson said that the hips are meant to break the scale of the addition and maintain the integrity of the original home.

Commissioner Plummer said that they are missing a major point. Does the ordinance allow the Commission to approve the removal of an entire wall of an existing house? She does not believe they can. The addition is more than 50% of the existing building.

Commissioner Petersen said he would rather see them go farther back than to encroach on the front of the house. There is too much going on for a simple house. He asked if they are planning to restore the porch.

Mr. Swanson said yes and they will copy the columns and have a solid rail.

Commissioner Kozak said he likes the overall look, but they will have to be able to see where the old house ends and new begins. He said the chimney is higher than it needs to be and it needs to be a different material.

Ms. Tennant said they do not have a lot of examples of additions in the front. They need to keep the integrity of the front of the house. If additions are removed, the essential form will be unimpaired.

Commissioner Geissler said the reality of this addition is that they need to make the space livable. How can the Commission help them accomplish what they want to do? For resale purposes, they will need to do something in order to compete on the market.

Commissioner Petersen said they need to stick to the character and the massing of the house. The redesign does not fit in the Historic District.

Vice-Chairperson Coath is not disturbed about the massing other than how it encroaches on the original house. It needs a demarcation to establish the original house structure.

Commissioner Kozak said that the site plan shows a 30-foot front yard setback. He asked if they will need a variance to do this project.

Ms. Tennant said they can expand in the same plane as long as they meet all of the other zoning requirements.

Commissioner Kozak said that the left side of the house needs to be preserved in the plan.

Commissioner Goshe said she believes they have enough room on the site to push the massing to the back.

Ms. Tennant said that it appears the Commission is divided in their opinions.

Mr. Swanson said that to attain livability, the size of some of the rooms, such as the kitchen and the dining room, have to change.

Commissioner Geissler said as he understands the Commissioners, the front two corners need to be preserved and possibly also the southwest corner.

Ms. Tennant said the Commission should form a group opinion for the petitioner in order to give him some direction.

Commissioner Geissler said you have to be able to discern the original structure. All the Commissioners were in agreement with this statement.

Chairperson O'Donnell wants to see both front corners and that it is setback approximately four feet.

Ms. Tennant asked if Mr. Swanson had enough direction to move forward.

Mr. Swanson said he did. He will meet with the owner again to see what they want to do. They will probably try to work with him to get closer to what the Commission wants.

Ms. Tennant asked about the existing brick chimney that is being removed in the back and will not be replaced.

Mr. Swanson said that it does not add anything.

Commissioner Petersen said he does not mind their removal of the chimney that being that it is in the back of the house and that they intend to add a chimney closer to the front of the house.

The Commission is in agreement.

Mr. Swanson said he is assuming that the windows are original and that they intend to keep them.

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### *Approval of Minutes*

*June 27, 2013*

Commissioner Petersen made a motion to approve and the June 27, 2013 minutes, Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

### *October 10, 2013 –Meeting*

Commissioner Plummer made a motion to approve the October 10, 2013 meeting minutes, Commissioner Petersen seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

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Planners Report

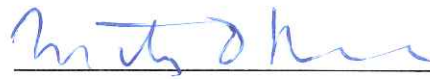
No report.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Petersen and seconded by Commissioner Plummer to adjourn the meeting at 8:52 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick  
Recording Secretary



Chairperson O'Donnell  
Architectural Review Commission

Approval Date: October 24, 2013